Texas Department of Transportation

IH-635 Managed Lanes Project

Comprehensive Development Agreement

Qualifications Statement (QS) Workshop

June 9, 2005

By

TxDOT – TTA Division / Dallas District

Agenda

1. Introduction
2. CDA Process Overview
3. IH-635 CDA Procurement Schedule
4. IH-635 Project Opportunity
5. IH-635 RFQ Exhibits & Forms
6. Questions

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1. Introduction

Robert (Bob) M. Brown, TxDOT - Dallas

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2. CDA Process Overview

Diana E. Vargas, TxDOT - TTA

CDA Process Overview

TxDOT will do what is in the best interest of the Citizens of Texas

- 12 +/- Steps in the Process
- Purpose of the 12 +/- Steps

Best Value Selection of a CDA Developer

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Basic Process:

1. *TxDOT Issues Request for Qualifications (RFQ)*
2. *Proposers Submit Qualification Statements (QS)*
3. *TxDOT Shortlists Proposers*
4. *TxDOT Releases a draft Request for Detailed Proposals (RFDP)*
5. *Industry Review Including 1-on-1 Meetings*
6. *TxDOT Issues Final RFDP*

Best Value Selection of a CDA Developer

Basic Process (Continued):

7. *Proposers Submit Final Detailed Proposals*
8. *TxDOT Evaluates Detailed Proposals*
9. *TTA Director/Executive Director Recommend Selection*
10. *Texas Transportation Commission Selects Apparent Best Value Proposer*
11. *Negotiations*
12. *Award and Execution of CDA*

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3. IH-635 CDA Procurement Schedule

Diana E. Vargas, TxDOT - TTA

Procurement Schedule*

Issue RFQ	May 23, 2005
Hold QS Workshop	June 9, 2005
QS Due	September 22, 2005
Shortlist Proposers	November 2005
Industry Review	Nov. – Feb. 2006
Final RFDP	March 2006
Proposal Due Date	July 2006
Apparent BV Proposer Identified	September 2006
Award and Execution	October 2006
NTP	November 2006

**Subject to Change at TxDOT's Discretion*

4. IH-635 Project Opportunity

Robert (Bob) M. Brown, TxDOT – Dallas
Matthew E. MacGregor, TxDOT - Dallas

Project Opportunity

- Solicited CDA Proposal
- CDA Opportunity
  - Nature of Concession CDA
  - Due Diligence
  - Procurement Engineer (PcE)
- IH 635 Corridor Study (Exhibit B-1)
- IH 635 ABC Reference Schematic
- IH 635 Managed Lanes Project (Exhibit B-2)
  - Project Segments (A,B,C,D,E,F,G,H,I)

Nature of Concession CDA

- Term
- Design and Construction
- O & M (Routine and Capital)
- Handback Requirements
- Toll Rates
- Revenue Sharing/Concession Fees
- Project Financing
- Lender Rights
- TxDOT Contribution (TxDOT & Other Public Agencies)
- Competing Facilities
- Triggers to Provide Additional Improvements

Due Diligence

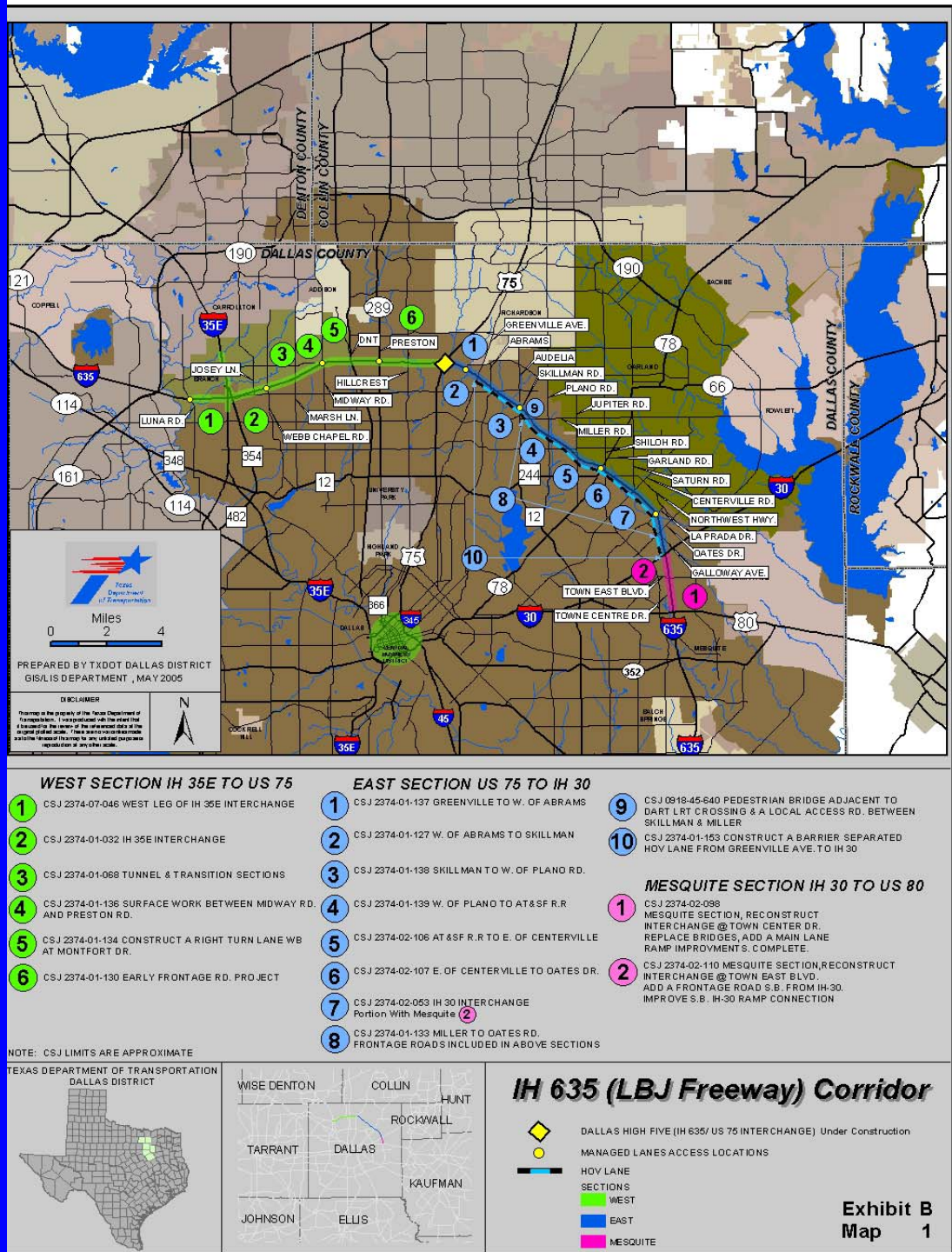
- USACE Section 404 Permit
- Geotechnical Investigations
  - Core Viewing at Storage Site
- Subsurface Utility Engineering
- Right-of-Way Acquisitions
  - Purchase of Welch Staging Area
- Traffic and Revenue Studies
- Hydrologic and Hydraulic Studies

Procurement Engineer (PcE) 3 - Basic Functions / Roles

- Procurement of the CDA Team
- Prelim. Engr. / Early Design Tasks
- Project Oversight & Mgmt. of the CDA

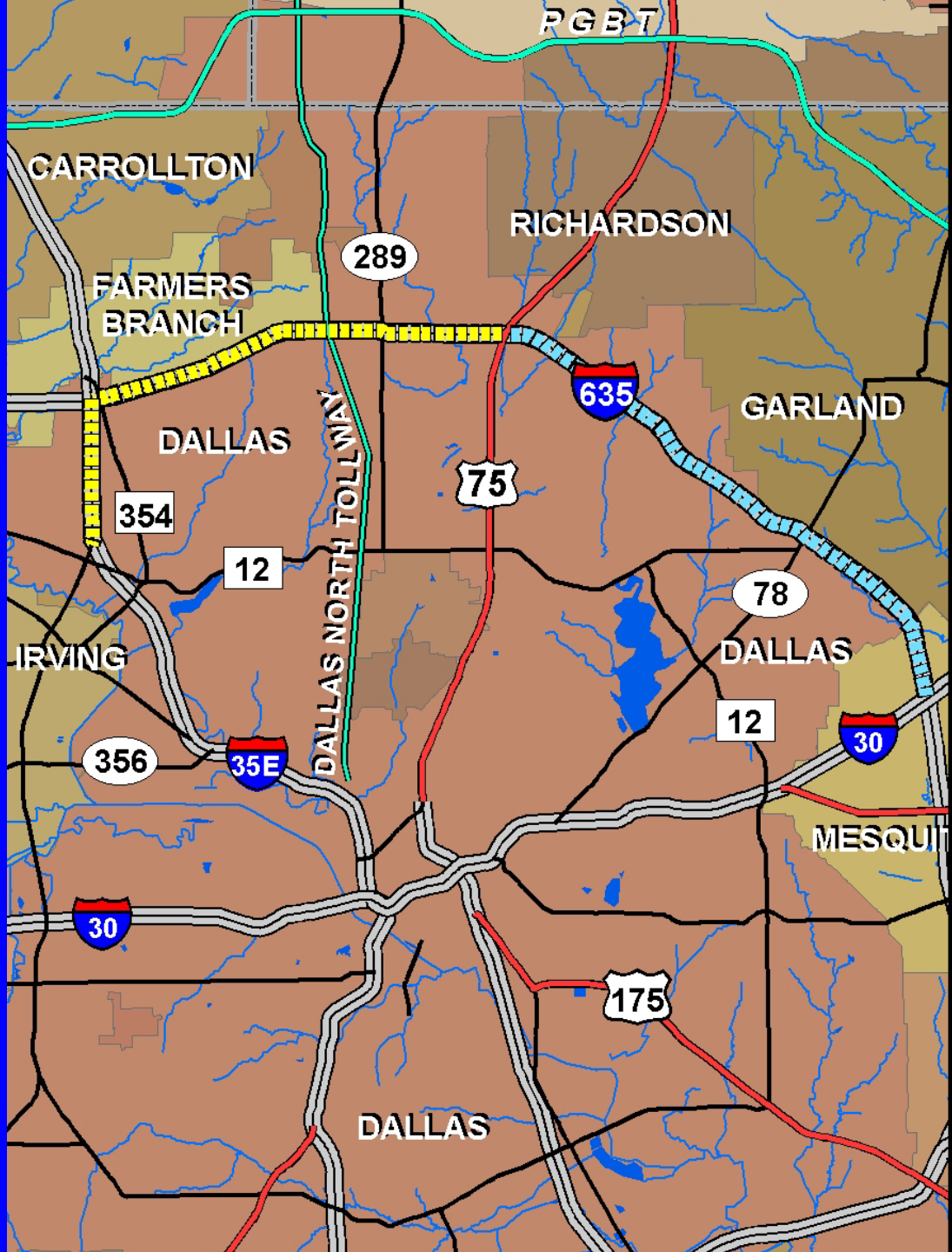
IH 635 Corridor Study (Exhibit B-1)

- All sections of the corridor have Environmental Approvals (FONSIs) based on approved Schematics.
- Includes the DHF, Mesquite, East and West Sections.



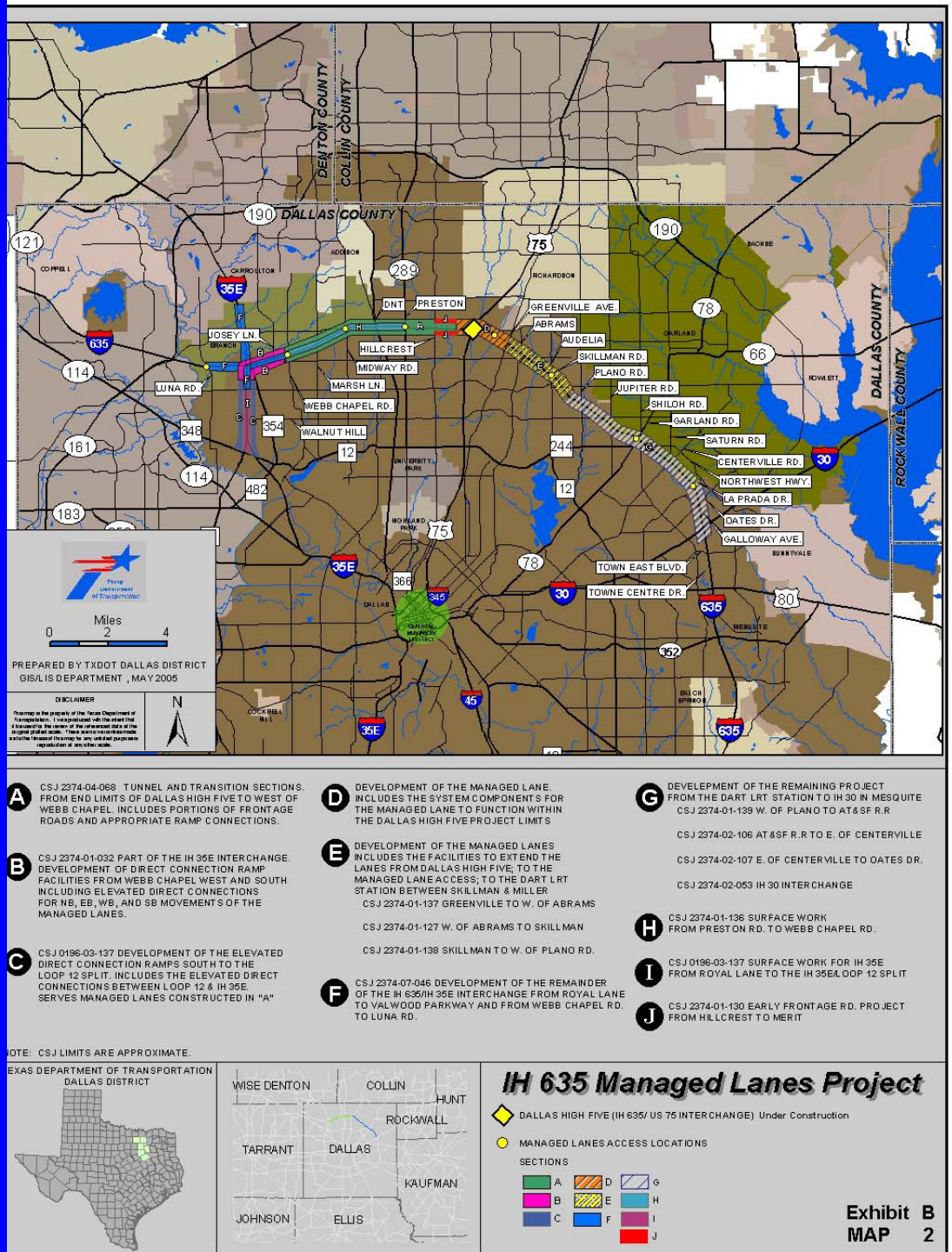
IH-635 ABC Reference Schematic

- The ABC segments focus on implementing the Managed Lanes first.
- The limits of the ABC segments are from US 75 to IH-35E and south to the Loop 12 / IH-35E Split.
- Potential funding of $420 Million has been identified from various public sources.



IH 635 Managed Lanes Project (Exhibit B-2)

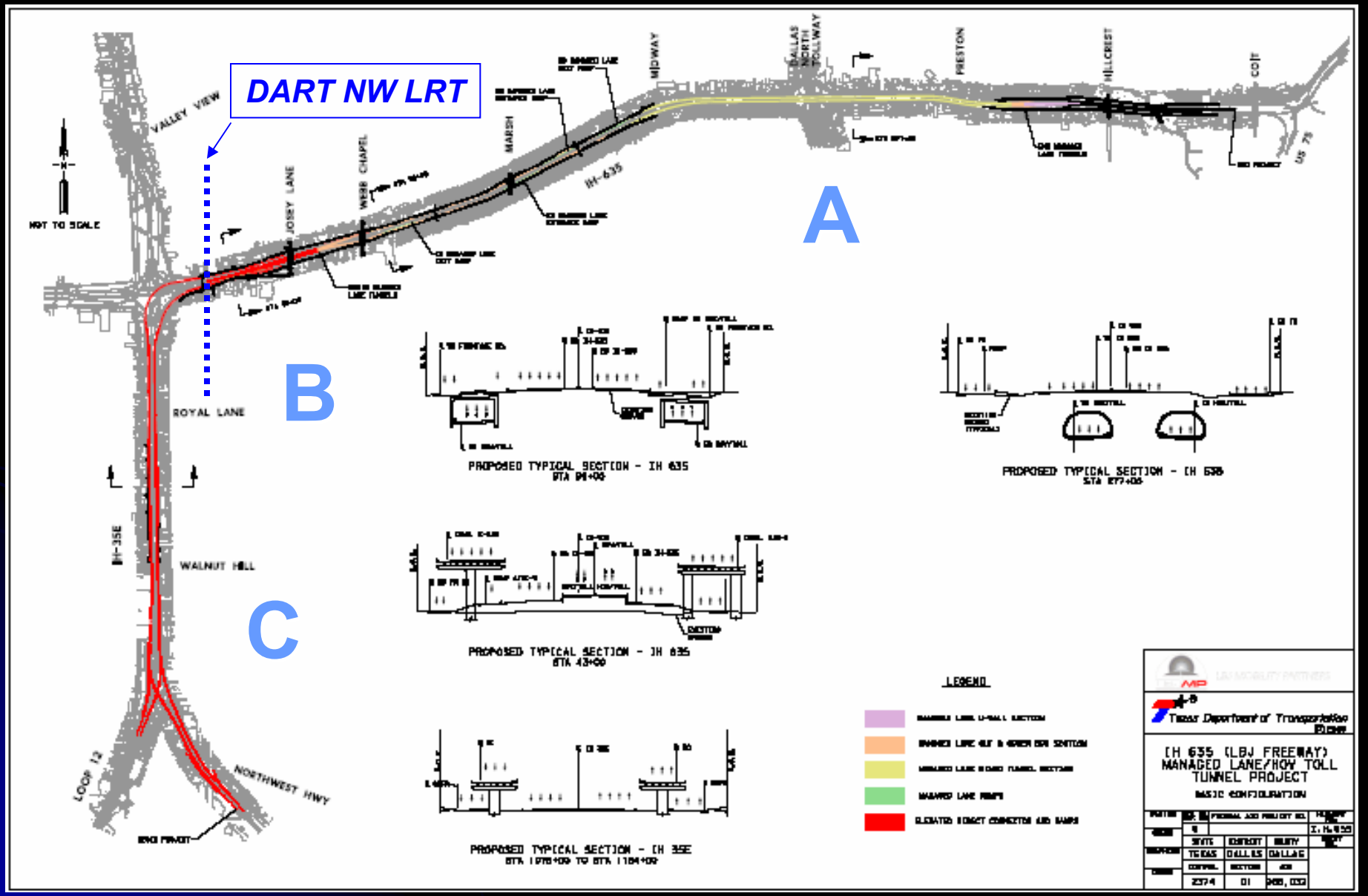
- ❑ The initial project was for the ABC segments based on a Design-Build approach.
- ❑ The project opportunity may be extended to include the entire corridor.



A, B, & C Segments

- Segment A (Webb Chapel Road to DHF)
  - IH 635 Managed Lanes (At-Grade and Subsurface)
  - Continuous Frontage Roads
- Segment B (IH 635/IH 35E Interchange)
  - NB-EB Direct Connector
  - WB-SB Direct Connector
  - DART NW Light Rail Line – Ongoing Coordination
- Segment C (Loop 12 to IH 635)
  - IH 35E Elevated Direct Connector Ramps
  - Limited Frontage Roads

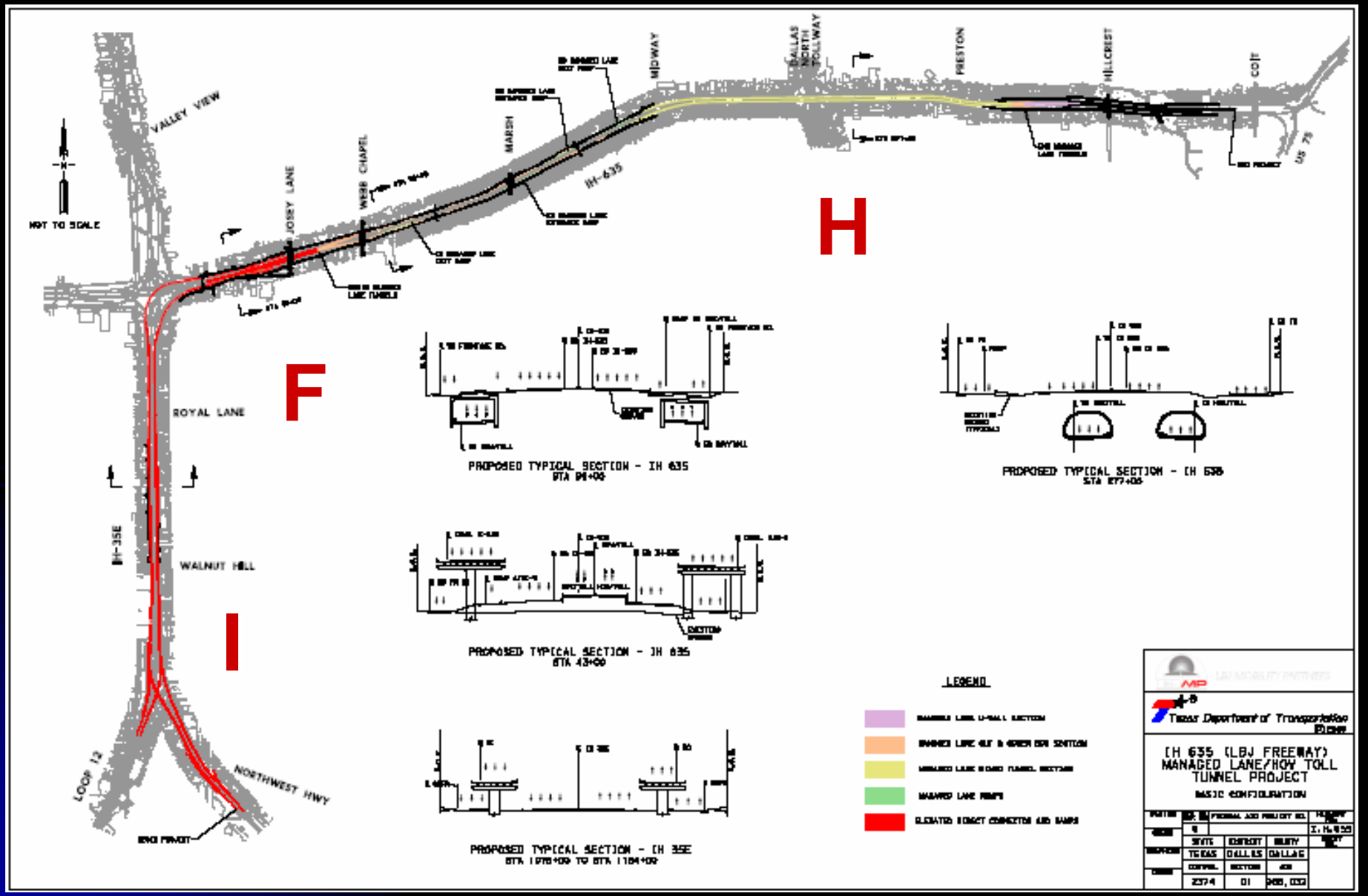
A, B, & C Segments



F, H, & I Segments

- Segment F (IH 635/IH 35E Interchange)
  - Remaining Interchange
  - Main Lanes, Direct Connectors, Frontage Roads
  - IH 635 (Luna Road to Webb Chapel Road)
  - IH 35E (Crown Road to Valwood Parkway)
- Segment H (Webb Chapel Road to DHF)
  - Remaining IH 635 Corridor
  - Main Lanes and Frontage Roads
- Segment I (Loop 12 and IH 635)
  - Remaining IH 35E Corridor
  - Main Lanes, Frontage Roads, Managed Lanes

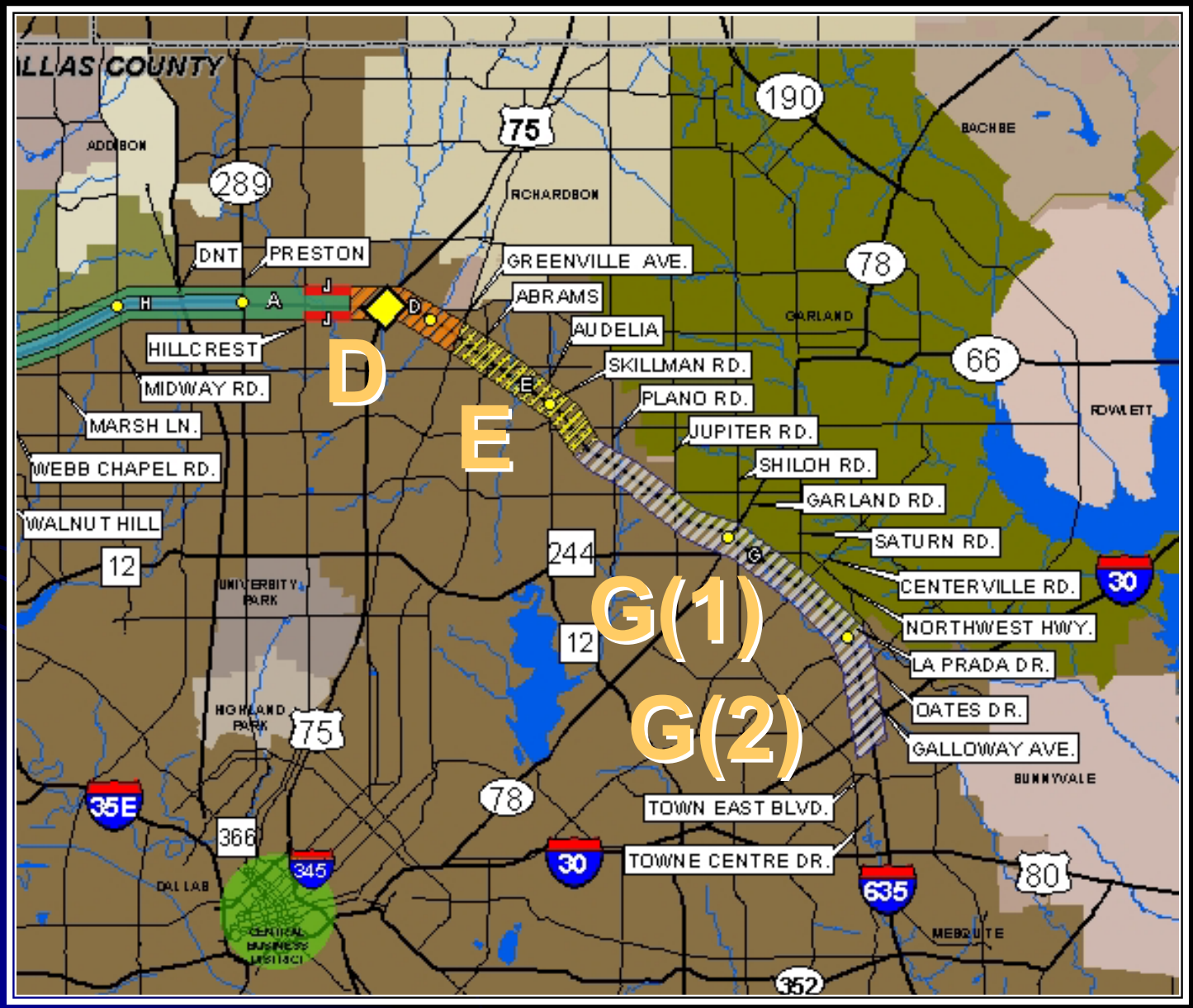
F, H, & I Segments



D, E, & G Segments

- Segment D (DHF Interchange)
  - Managed Lane Components
- Segment E (DHF to Miller Road)
  - IH 635 Corridor – 5 GP/2-2ML/5 GP Approved
  - Main Lanes, Managed Lanes, Frontage Roads
- Segment G (Miller Road to IH 30)
  - IH 635 Corridor - G(1) – 5 GP/2R ML/5 GP Approved
  - **IH 635 Corridor – G(1) – 4 GP/2-2 ML/4 GP Evaluating**
  - IH 635/IH 30 Interchange - G(2)
  - Main Lanes, Managed Lanes, Frontage Roads

D, E, & G Segments



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5. RFQ Exhibits & Form D

Matthew E. MacGregor, TxDOT - Dallas

IH-635 RFQ Exhibits & Form D

- Exhibit A – List of Project Documents
- Exhibit B – Project Maps (B1 and B2)
- Exhibit C – Constraints Chart
- Exhibit D – Existing TxDOT Projects
- Form D – Conceptual Cost Estimate

CD Index (Exhibit A)

- Disk 1 – General/Public Information
- Disk 2 – Studies and Reports
- Disk 3 – Environmental Documentation
- Disk 4 – Schematics (Disk 1 of 3)
- Disk 5 - Schematics (Disk 2 of 3)
- Disk 6 - Schematics (Disk 3 of 3)
- Disk 7 – Geotechnical Information (Disk 1 of 2)
- Disk 8 – Geotechnical Information (Disk 2 of 2)

Constraints Chart (Exhibit C)

- Managed Lanes
- Right-of-Way
- Maintenance of Traffic
- Constructability
- Access Locations
- Managed Lane Functionality
- Future DART Tunnel
- Design Criteria
- Aesthetic Objectives
- Relative Elevation of Improvements
- Ultimate IH 635 Facility Median Width

The objective of this Exhibit is to compare the constraints adhered to in the development of the current reference schematic found in Exhibit A to a potential set of more flexible constraints in which the Developer may prepare a more cost effective solution.

Existing TxDOT Projects (Exhibit D)

- West Early Frontage Roads (West 6 & Segment J)
- East Early Frontage Roads (East 8)
- Montfort Road Right Turn Lane (West 5)
- East Interim HOV Lanes (East 10)
- Pedestrian Bridge and Local Access Road (East 9)
- Mesquite Section Phase 2

See Exhibit B – Project Maps B1 & B2 – For Reference

Conceptual Cost Estimate (Form D)

IH-635 Managed Lanes Project - Conceptual Cost Estimate (2005 $$)
$ millions
Form D

Project Segments BCFGHI to be Delivered by 2025										
Project Segments ABC to be Delivered by 2013										
Description	Segment A	Segment B	Segment C	Segment D	Segment E	Segment F	Segment G	Segment H	Segment I	Total Cost
1 - Design	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
2 - Right-Of-Way	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
3 - Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
4 - Construction										
a. Roadway/Removal/Excavation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
b. Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
c. Bridges/Structures/Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
d. Tunnels & Tunnel Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
e. System Wide Components	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
f. Maintenance of Traffic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
Subtotal (4a. To 4-f)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
5 - Operations & Maintenance - Tunnel (Annual)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
6 - Operations & Maintenance - Roadway & Bridge (Annual)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
7 - Operations & Maintenance - Toll Systems (Annual)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
Subtotal (5 to 7)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
8 - Capital Maintenance (Annualized)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
9 - Program Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.0
Segment Total (1 to 9)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Delivery Totals			$0.0						$0.0	$0.0

4-e. - System Wide Components: Includes system components common to all segments such as; Electronic Toll Collection (ETC), ITS, Illumination, Signage, Markings, and Signals.

5 - Operations & Maintenance - Tunnel: Includes routine operations & maintenance activity for tunnel structure, systems, physical maintenance of support facilities(buildings).

6 - Operations & Maintenance - Roadway & Bridge : Includes routine operations & maintenance activity for surface and subsurface roadway components, ITS, roadway related utilities cost.

7 - Operations & Maintenance - Toll Systems: Includes routine operations & maintenance activity for Toll Systems components.

8- Capital Maintenance: Costs for all segment components, including Roadway, Structural, Systems, Facilities and related components requiring capital maintenance.

9- Program Costs: - Includes all other costs not accounted for in Items 1-8 required to deliver the project segments.

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6. Questions

Diana E. Vargas, TxDOT – TTA
Robert (Bob) M. Brown, TxDOT – Dallas
Matthew MacGregor, TxDOT - Dallas

Questions

- About the CDA Process?
- About the Project Opportunity?
- About the CDA Procurement Schedule?
- About anything else?

Sign-in-sheet

- Those who have signed in will be provided a copy before they leave the meeting.
- This same listing will be posted on the internet.

Conclusion of Meeting

Those wishing to obtain copies of the Exhibit A – CDs may do so at this time.